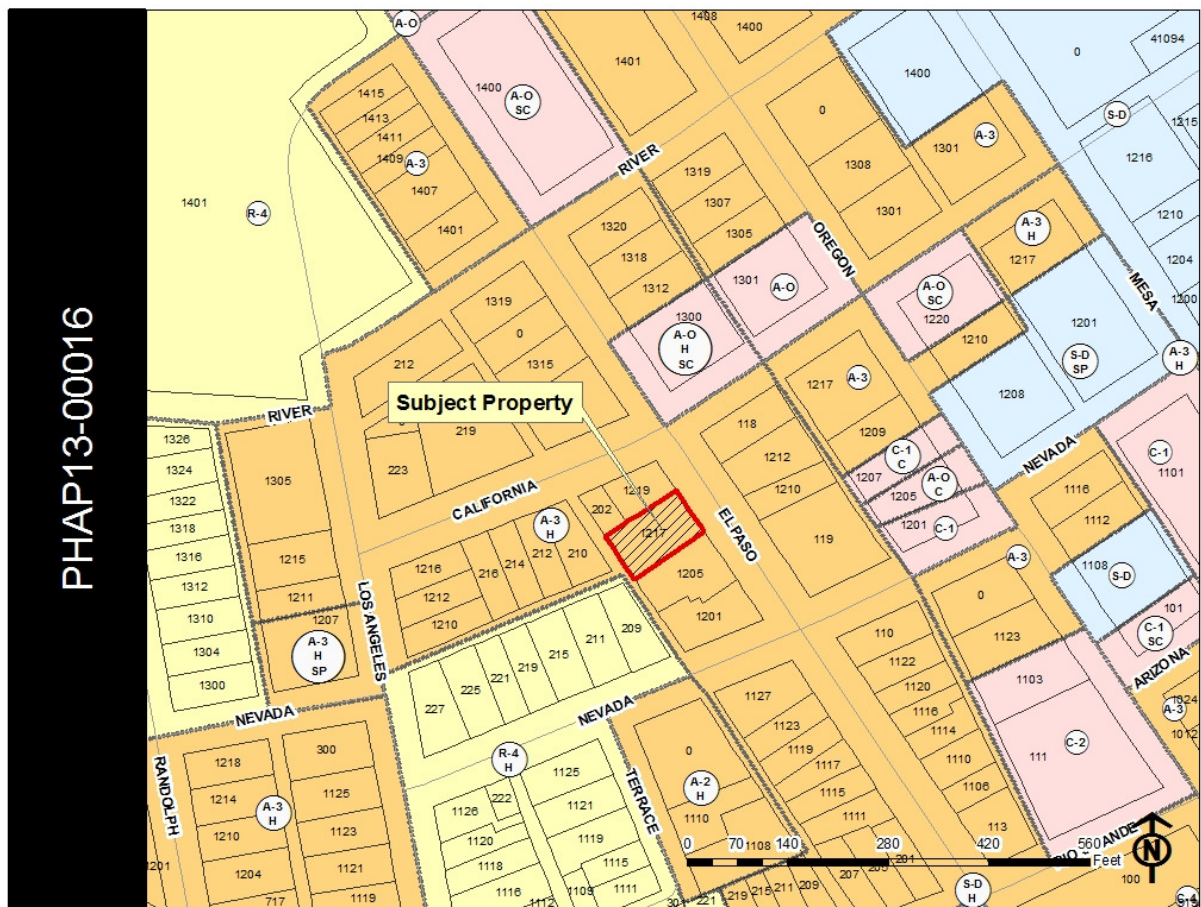




PHAP13-00016

Date: August 5, 2013
Application Type: Certificate of Appropriateness
Property Owner: Leah and Tod Osborne
Representative: Leah Osborne
Legal Description: 14 Sunset Heights 7 & parts of 5 & 6 & parts of 8 & 9 (6000 sq. ft.), City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1217 N. El Paso Street
Representative District: #8
Existing Zoning: A-3/H (Apartment/Historic)
Year Built: 1930
Historic Status: Contributing
Request: Certificate of Appropriateness for covering and replacing damaged material including the fascia, soffit, trim, and dormer window siding with vinyl and aluminum.
Application Filed: 07/25/2013
45 Day Expiration: 09/08/2013

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for covering and replacing damaged material including the fascia, soffit, trim, and dormer window siding with vinyl and aluminum.

STAFF RECOMMENDATION:

- The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *If areas are deteriorated beyond repair they should be replaced in kind to match the original historic material compounds. Aluminum, vinyl, plywood or other synthetic sidings shall be reviewed by the HLC. However, some may be considered on an individual basis if the proposed material matches the existing historic material, all original detailing is left exposed, window and door trim are not covered, and any unique finishes are intact and not covered or damaged.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials.*

AERIAL MAP

PHAP13-00016



REPLACEMENT MATERIALS



Pro-Tech Plus Vinyl Soffit for the soffit



Textured Aluminum Fascia for the fascia



Liberty Elite Double 5' Dutch Lap for the dormer